K 2547

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Five Hundred and No/100 ----------
----------$10,500.00----------DOLLARS
Cash in hand paid by John W. Riggle and wife, Mary Katherine Riggle, the receipt of which is hereby acknowledged, we,

Hunter L. Brice and wife, Tennie Alma Brice

have bargained and sold, and by these presents do transfer and convey unto the said John W. Riggle and wife, Mary Katherine Riggle their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Rolling Acres Subdivision No. Two, Section I, as of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee.
Said Lot No. 42 Begins at a point in the westerly margin of Groves Park Road at the corner of Lots Nos. 41 and 42; thence with the line between said lots westerly 132.18 feet to a point; thence southerly 95 feet to a point in the northerly margin of Eastland Avenue; thence with the margin of same easterly 112.55 feet to the beginning of a curve; thence around said curve northeasterly 31.88 feet to the westerly margin of Groves Park Road; thence with the margin of same northerly 80 feet to the point of beginning.
Being the same property conveyed to Hunter L. Brice and wife, Tennie Alma Brice, by warranty deed from William P. Harper and wife, Virginia H. Harper, as of record in Book 2447, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Riggle and wife, Mary Katherine Riggle their heirs and assigns, forever.

And we do covenant with the said John W. Riggle and wife, Mary Katherine Riggle that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Hunter L. Brice and wife, Tennie Alma Brice do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Riggle and wife, Mary Katherine Riggle their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of July, 19 56

Hunter L. Brice
Tennie Alma Brice

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, Hunter L. Brice and wife, Tennie Alma Brice

the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal at office this 19th day of July, 19 56

Commission expires 1957

A. M. Tenison
Notary Public

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